



Board of Commissioners

July 13, 2017

6:30 PM

City Hall – Massie Chambers

Agenda:

1. Call to order by the Mayor.

Prayer

Pledge of Allegiance

2. Roll call by the Recorder.

3. Reading of the minutes of the June 22, 2017 regular meeting of the Board of Commissioners by the Recorder for approval or correction.

4. Comments from citizens.

5. Comments of the City Manager and staff.

6. Reports and comments from committees, members of the Board of Commissioners and other officers.

7. Old Business.

- a. Consider Ordinance 17-900, an ordinance to amend the City of Goodlettsville Municipal Code by deleting Title 16 Chapter 2 in its entirety and replacing it with a new Chapter 2 entitled Excavations, Cuts and Work Within the Right of Way.

SECOND READING / PUBLIC HEARING

- b. Consider Ordinance 17-901, an ordinance adopting tax rates for the fiscal year July 1, 2017 through June 30, 2018. **SECOND READING / PUBLIC HEARING**

- c. Consider Ordinance 17-902, an ordinance to amend the previous development master plan with the Dry Creek Cottages Master Plan for sixteen (16) residential units on 2.34 acres at Dry Creek Road. **SECOND READING / PUBLIC HEARING**

8. New Business.

- a. Consider Ordinance 17-903, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a four acre property on Highway 41 from Agricultural to CPUD, Commercial Planned Unit Development.

FIRST READING

- b. Consider Ordinance 17-904, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by removing the interchange overlay district from a certain area of land zoned commercial services on Cartwright Street and East Cedar Street. **FIRST READING**
- c. Consider Ordinance 17-905, an ordinance to amend Title 14 Chapter 2 of the Goodlettsville Municipal Code to incorporate location provisions for mobile food vendors authorized by Ordinance 17-896. **FIRST READING**
- d. Consider Ordinance 17-906, an ordinance to amend Title 14 Chapter 2 of the Goodlettsville Municipal Code to incorporate vehicular, craft and related equipment sales as a permitted use in the IR, Industrial Restrictive zoning district. **FIRST READING**

9. Adjournment.

For more information regarding this agenda, please contact the city recorder by email at:

abaker@goodlettsville.gov

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main St.— Goodlettsville, TN 37072—615-851-2200—Fax 615-851-2212

www.goodlettsville.gov

Ordinance 17-900

AN ORDINANCE TO AMEND THE CITY OF GOODLETTSVILLE MUNICIPAL CODE BY DELETING TITLE 16 CHAPTER 2 IN ITS ENTIRETY AND REPLACING IT WITH A NEW CHAPTER 2 ENTITLED EXCAVATIONS, CUTS AND WORK WITHIN THE RIGHT OF WAY.

Whereas, there currently exists a need to adopt an ordinance to regulate the excavation, cuts and work within any right of way within the City of Goodlettsville.

NOW THEREFORE LET IT BE ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE THAT TITLE 16 CHAPTER 2 OF THE CITY OF GOODLETTSVILLE MUNICIPAL CODE BE DELETED IN ITS ENTIRETY AND REPLACED WITH A NEW CHAPTER 2 ENTITLED EXCAVATIONS, CUTS AND WORK WITHIN THE RIGHT OF WAY AS FOLLOWS:

Section 1. Work Performed in public ways; permit required before performing work or making excavations; time of performing work. (1) No person, firm, association, corporation, public or private utility, or others shall perform any work, dig, or cause to be dug any ditch, drain, trench, or other excavation, nor cause any embankment or other obstruction to be constructed in, on, above, or under any street, road, alley, sidewalk, or other public way within the jurisdiction of the City of Goodlettsville without having first applied for and obtained from the public works director or his designee permission so to do.

Any person, firm, corporation, public or private utility, association, or others maintaining pipes, lines, or other underground facilities in or under the surface of any street, road, alley, sidewalk, or other public way may proceed with an opening without a permit when emergency circumstances demand the work to be done immediately and a permit cannot reasonably and practicably be obtained beforehand. The person shall thereafter apply for a permit on the first regular business day on which the office of the department of public works is open for business and such permit shall be retroactive to the date when the work was begun.

(2) Every permittee holding a valid permit to perform excavation or to otherwise cause any obstruction in, on, or under any street, road, alley, sidewalk, or other public way within the jurisdiction of the City of Goodlettsville shall perform the work permitted only within the hours stipulated on said permit. Work not completed during any stipulated period of hours shall be bridged, backfilled, or otherwise rendered usable for pedestrian and/or vehicular traffic until the next period of hours during which work is permitted. Each violation of the permitted hours of work shall constitute a separate violation.

Except in an emergency affecting the public health and welfare, the director of public works shall not issue a permit for open cut of Conference Drive or other streets as may be designated by resolution of the city commission. Permits for tunneling, boring or other methods that do not involve open excavation of such designated roadways, may be issued by the director of public works.

Section 2. Applications. Application for such permits shall be made to the public works director, or such person designated by him to receive such applications, and shall state thereon the location of the intended

work, excavation, or tunnel, the size thereof, the purpose thereof, the person, firm, corporation, public or private utility, association, or others doing the actual excavating with emergency (after hours) contact information, and the name of the person, firm, corporation, public or private utility, association, or others for whom the work is being done, and shall contain an agreement that the applicant will comply with all ordinances and laws relating to the work to be done. Such application shall be rejected or approved by the public works director or his designee in a timely fashion

Section 3. Fees. For the privilege of excavating or doing work within, on, or across streets, roads, alleys, sidewalks, or other public ways within the jurisdiction of the City of Goodlettsville, a fee of one hundred dollars (\$100.00) will be charged for each application or permit requested in this chapter. Permits shall be only for the specified project identified within the permit application. This fee may be modified from time to time by resolution of the city commission.

Section 4. Driveway cuts. No one shall cut, build, or maintain a driveway which joins a public right-of-way without first obtaining a permit from the public works director or his designee. Such permit will not be issued when the contemplated driveway is to be so located or constructed as to create a drainage problem or an unreasonable hazard to pedestrian and/or vehicular traffic. Driveway aprons shall not extend out into the street. The director shall be allowed to waive issuance of a permit for driveway cuts if it is determined not to be necessary.

Section 5. Barricades required. Any person, firm, corporation, public or private utility, association, or others doing the excavating, who shall dig or cause to be dug any ditch, drain, or other excavation or cause any embankment or other obstruction to be constructed in, on, under, across, or adjoining any street, alley, road, sidewalk, or other public way or shall perform work in and around any utility manhole in or adjoining any public way within the jurisdiction of the City of Goodlettsville, shall have the same guarded at all times with a substantial barricade, sufficient and suitable to warn persons traveling on or using such street, road, alley, sidewalk, or other public way of the presence of such excavation or utility manhole and against danger therefrom.

Section 6. Safety precautions. (1) Every person, firm, corporation, public or private utility, association, or others, who shall perform work, dig, or cause to be dug any ditch, drain, trench, or other excavation or cause any embankment or other obstruction to be constructed in, on, under, across, or adjoining any street, road, alley, sidewalk, or other public way or shall perform work in and around any utility manhole in or adjoining any public way, within the jurisdiction of the City of Goodlettsville, shall, in addition to barricades heretofore specified, post or otherwise place warning lights at the ends and sides of each excavation, utility manhole, or other obstruction during the entire night, and if such excavation or other obstruction shall extend more than fifty feet (50') along such street, road, alley, sidewalk, or other public way, then additional warning lights shall be placed each twenty-five feet (25') or fraction thereof. Where excavations or other obstructions shall extend across any street, road, alley, sidewalk, or other public way, warning lights shall be placed at six foot (6') intervals along such excavation or other obstruction. All lights shall be secured in such manner as not to be displaced by winds or storms.

(2) If any sidewalk is blocked by any such work, a temporary sidewalk shall be constructed and provided which shall be safe for travel and convenient for users. It shall be the responsibility of the permittee to adhere to the most recent adopted edition of the Manual of Uniform Traffic-Control Devices.

(3) The permittee shall carry on the work authorized by the permit in such manner as to cause minimum of interference with traffic. He shall provide adequate warning signs and devices to warn and guide traffic, and shall place the signs and warning devices in a position of maximum effectiveness. Where the public works director or his designee determines that difficult or potentially hazardous conditions exist, competent flagmen shall be provided by the permittee to effect a safe and orderly movement of traffic. Where insufficient traffic lanes exist because of street openings, adequate bridging shall be supplied by the permittee. When traffic congestion occurs in spite of all precautions, the permittee shall be responsible for providing police assistance. On main thoroughfares and in congested districts, sufficient traffic lanes shall be kept open at all times to permit substantial normal traffic flow, except when emergency conditions require otherwise. Unless this can be accomplished, work shall be done only during the periods as the public works director may designate. In the case of emergency occurring in any important thoroughfares, the permittee shall notify the police and fire department immediately.

Section 7 . Testing for flammable gases and/or liquids in utility manholes. No person engaged in working in and around any utility manhole shall enter said utility manhole until testing by instrument or other acceptable method has been performed to determine whether or not said manhole is free from toxic or flammable gases and/or liquids. When tests indicate the presence of toxic and/or flammable gases and/or liquids, the manhole shall be properly ventilated prior to entering of manhole by any person. Tests are to be repeated at such intervals as are necessary to make certain that toxic or flammable gases and/or liquids do not recur in hazardous quantities.

Section 8. Safety standards. All work shall be performed in and about any utility manhole in or adjoining any highway, street, alley, sidewalk, or any public way in accordance with OSHA standards and the most recent approved edition of MUTCD - Manual on Uniform Traffic Control Devices. The City Manager, Chief of Police or Director of Public Works or their designees shall have the authority to require work to cease if in their judgement adequate flaggers, signage and other safety measures are not being utilized.

Section 9. Excavation and/or removal of materials. Any person who shall perform work, dig, quarry, or cause to be dug or quarried any dirt, earth, sand, stone, or paving and/or shall remove said materials from, in, on, or under any street, road, alley, sidewalk, or other public way within the jurisdiction of the City of Goodlettsville, without the specific direction and/or permission of the public works director or his designee, shall be subject to such a violation, with each location of such diggings, quarrying, and/or removal to constitute a separate offense.

Section 10. Unguarded excavations or openings adjacent to sidewalks or rights-of-way. It is hereby declared to be a nuisance for any person, firm, corporation, public or private utility, association, or others, to perform any work, make any excavation, or to establish any opening adjacent to any sidewalk or public right-of-way within the jurisdiction of the City of Goodlettsville without the erection of barricades or other

proper precautions to prevent danger to persons or vehicles passing along said sidewalk or public right-of-way.

Section 11. Refilling excavated areas. Every person, firm, corporation, public or private utility, association or others, who shall dig or cause to be dug any ditch, drain, trench, or other excavation in, on, under, or across any street, road, alley, sidewalk, or other public way within the jurisdiction of the City of Goodlettsville, shall refill carefully all such ditches, drains, trenches, or other excavations by replacing with compacted crushed stone in paved areas, under sidewalks and roadway shoulders pending replacement of pavements and/or other improvements, and shall fill said ditch, drain, trench, or other excavation with selected earth materials in unpaved or otherwise unimproved areas.

Section 12. Replacement of curbs, gutters, sidewalks, pavements, etc. Every person, firm, corporation, public or private utility, association or others, excavating in, on, under, or across any street, road, alley, sidewalk, or other public way within the jurisdiction of the City of Goodlettsville shall replace all curbs, gutters, sidewalks, pavements, or other special structures disturbed, displaced, or removed, at the expense of said persons making the excavations and in accordance with the standard requirements and specifications of the public works director.

Section 13. Flow of Traffic. At no time shall any permitted work under this chapter create a negative impact on traffic flow on streets and highways within the city. The City Manager, Chief of Police or Director of Public Works or their designees shall have the authority to require work to cease if in their judgement work being performed is negatively effecting traffic flow on streets and highways within the city.

Section 14. Bond and insurance required. No permit shall be issued by the public works director or his designee to any person, firm, corporation, public or private utility, association, or others, for the privilege of excavating in, on, or across any street, road, alley, sidewalk, or other public way within the jurisdiction of the City of Goodlettsville, until a bond is posted in the amount of ten thousand dollars (\$10,000.00) to insure faithful performance of all work and payment of fees and shall have further furnished certificates of liability insurance in total amount of one million dollars (\$1,000,000.00) per occurrence. Such liability insurance policies shall contain a rider annexed to such policies containing the following provision:

"This policy shall not be cancelled, terminated, nullified, or changed by the company unless thirty (30) days prior written notice is sent to the insured by registered mail addressed to the public works director of the City of Goodlettsville, Tennessee."

This chapter shall not apply to any excavation in connection with a public improvement or public work where the work is performed by the city.

Section 15. Penalty for violation. The violation of any provision of this chapter shall be subject to a penalty of up to five hundred dollars (\$500.00) for each violation.

Section 16. This ordinance shall take effect fifteen days after its final adoption, the welfare of the City of Goodlettsville requiring it.

MAYOR

PASSED 1ST READING: _____

CITY RECORDER

PASSED 2ND READING: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

ORDINANCE NO. 17-901

AN ORDINANCE ADOPTING TAX RATES FOR THE CITY OF GOODLETTSVILLE FOR THE FISCAL YEAR JULY 1, 2017, THROUGH JUNE 30, 2018.

BE IT FURTHER ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE:

The following tax rates are hereby imposed for the fiscal year of July 1, 2017 through June 30, 2018:

- (a) Properties in Davidson County: \$.7484 per hundred dollars of assessed value.
- (b) Properties in Sumner County: \$.8163 per hundred dollars of assessed value.

This property tax rate ordinance was duly advertised in The Community Ledger, giving notice of a public hearing to be held on July 13, 2017, at 6:30 p.m. in Massie Chambers of Goodlettsville City Hall.

THIS ORDINANCE SHALL TAKE EFFECT FIFTEEN DAYS AFTER ITS FINAL ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

Mayor

Passed first reading: _____

City Recorder

Passed second reading: _____

Approved as to form and legality.

City Attorney



**STATE OF TENNESSEE
STATE BOARD OF EQUALIZATION
9TH FLOOR, W.R. SNODGRASS TN TOWER
312 ROSA PARKS AVENUE
NASHVILLE, TENNESSEE 37243-1102
PHONE (615) 401-7883**

June 7, 2017

Honorable John Coombs
Mayor, City of Goodlettsville
105 South Main Street
Goodlettsville, TN 37072

Re: Equalized property tax rates

Dear Mayor Coombs:

Attached is a text discussion and calculation of equalized property tax rates for the city of Goodlettsville for tax year 2017. The rate for Davidson County is \$0.7484, and for the Sumner County portion, \$0.8163. The purpose of this rate is to take into account the relative levels of assessments for the different parts of the city, and maintaining a differential of this proportion is the only way to assure an acceptable degree of tax uniformity throughout the city (other than to create an assessment authority for the city and utilize values separate from those established by the county assessors). The proportions established for these rates should be recalculated next year because the appraisal ratios will change.

You are welcome to review these figures and if you concur, the city governing body should proceed to determine (concur in) these equalized rates by simple action on motion and second. This is normally done as the budget is presented. You may use Step 7 of the calculation to determine rates necessary to meet the budget while maintaining the necessary differential, and if the equalized rates do not need to be exceeded, the city may proceed to adopt its actual tax rates. If the equalized rates will need to be exceeded, the city should publish notice and conduct a public hearing before acting on final tax rates. A sample of this notice is enclosed.

Page 2
Mayor Coombs
June 7, 2017

Please call or write if you wish to discuss this further.

Very truly yours,

A handwritten signature in blue ink, appearing to read "B. Knotts", written over a horizontal line.

Betsy Knotts
Executive Secretary

c: Vivan Wilhoite, Davidson County Assessor
John C. Isbell, Sumner County Assessor
Julie J. High, Assistant City Manager

2009

***Rounding up is not permitted.**



STATE OF TENNESSEE
STATE BOARD OF EQUALIZATION
9TH FLOOR, W.R. SNODGRASS TN TOWER
312 ROSA PARKS AVENUE
NASHVILLE, TENNESSEE 37243-1102
PHONE (615) 401-7883

Procedure for Developing Equalized Tax Rates for Multi-County Jurisdictions

Background

Tennessee has a number of cities lying in two or more counties which levy a city ad valorem property tax. In these cases, property values in the representative counties were established at different times and therefore are seldom assessed on a comparable basis. The recommended solution has been creation of a separate assessment function for these counties, in which the city is reappraised on the same cycle as the predominant county and maintenance of assessment records is performed either by a city assessor or under agreement with the state and/or representative county assessors. While this is usually the best long-term solution, some cities which have not yet addressed the problem face it anew each time any of their counties are reappraised. Applying the same city tax rate to differently valued parcels raises a serious uniformity issue under the Tennessee Constitution and jeopardizes the validity of the city levy.

One short-term alternative for these cities, pending a general reappraisal, is adjustment of the city tax rate to accommodate differing levels of assessment within the city, a procedure referred to here as the equalization of tax rates. The procedure was approved by the State Board of Equalization on August 14, 1989.

Equalizing the city tax rates

The purpose of this approach is to adjust the actual city tax rate to be applied within each county within the city, in such a way that all properties are taxed uniformly when both the rate and assessed value are considered together. A calculation form is attached, and the concept is explained below.

The first step would be to fix a pro forma equalized tax base for the city. This is done by first dividing the total assessments in the city, by county, by the approved appraisal ratio for that county, and then adding these assessments together. Although applying the same tax rate to these equalized values would achieve rough equity, it would also require creation of a separate assessment records base and agreements with the representative county assessors to maintain it. Equalizing tax rates instead allows the city to defer these arrangements until the general reappraisal.

The second step is determining the previous year's property tax levy, which represents the property taxes billed for the previous tax year. Dividing the previous year's levy by the equalized city tax base yields an overall equalized rate which must then be adjusted for the use in the separate areas of the city, by county. The equalized rate for each county portion of the city is determined by dividing the overall rate by the approved appraisal ratio for the county.

If the city needs to increase its rate from the previous year's rate, the city would first increase the overall rate before applying the appropriate adjustment to fix the separate equalized rates.

The foregoing adjustment would be done each year until the long term solution of a general reappraisal, occurred. Each year, the current appraisal ratios and assessed values would be used. Because equalizing tax rates in this manner has the same effect as adjusting relative values throughout the jurisdiction, it is perhaps safest for the city to give public notice before establishing equalized tax rates in excess of those determined through the above process.

Further details concerning these procedures are available from the State Board of Equalization.

WORKSHEET FOR CALCULATING TAX RATE EQUIVALENTS AND TARGET RATES FOR MULTI-COUNTY JURISDICTIONS

STEP 1. Collect and list needed information. (see instructions, attached)

<u>Row</u>	<u>Item</u>	(Column A) (most parcels) Area A	(Column B) Area B	(if applicable) (Column C) Area C	(Column D)
1	County Name	Davidson	Sumner		
2	County parcel count	3,599	2,631		
3	Appraisal ratio	1.0000	.9168		
4	Unadjusted assessed value	\$ 431,097,358	\$ 166,216,770	\$	
5	Net new real property	\$ 1,005,495	\$ 5,468,675	\$	
6	Net new personal property	\$ 1,366,058	\$ 148,325	\$	
7	Previous year levy	\$ 3,014,618	\$ 1,451,427	\$	\$ 4,466,045

STEP 2. Determine the adjusted current year assessed value by area. By area, subtract new real property (Row 5 above) and new personal property (Row 6 above) from the total unadjusted value (Row 4 above).

<u>Row</u>	<u>Item</u>	Area A	Area B	Area C
8	Adjusted assessed value	\$ 421,607,962	\$ 160,599,770	\$

STEP 3. Equalize the adjusted assessed values. By area, divide the adjusted values (Row 8) by the appraisal ratio (Row 3).

<u>Row</u>	<u>Item</u>	<u>Area A</u>	<u>Area B</u>	<u>Area C</u>
9	Equalized & adjusted values	\$ 421,607,962	\$ 175,174,269	\$ 596,782,231

STEP 4. Determine the overall tax rate equivalent. Divide the previous year's levy (Row 7) by the sum of all equalized values (Row 10) and multiply times 100.

<u>Row</u>	<u>Item</u>	
11	Overall tax rate equivalent	\$ 0.7484

STEP 5. Determine the tax rate equivalent by area. By area, divide the overall tax rate equivalent (Row 11) by the appraisal ratio (Row 3).

<u>Row</u>	<u>Item</u>	<u>Area A</u>	<u>Area B</u>	<u>Area C</u>
12	Tax rate equivalent by area	\$ 0.7484	\$ 0.8163	\$

STEP 6. Targeting the current year's equalized tax rates. Whether the current year's tax rates must be increased above the equivalent rates in item 5 are determined by (a) the improvements and personal property added since the previous year. To project current year revenues from the equivalent tax rates, use the most recent total actual assessed values by area (Row 4 above). If the revenues so calculated are sufficient to meet current year needs, no increase above the equivalent rates is necessary and collection shortfalls in determining whether the equivalent rates will be sufficient. If the equivalent rates are insufficient to generate needed new revenue, calculate the target rates as shown in step 7 below and do not adopt the rates until after publication notice and a public hearing.

Calculating target rates for the current year.

Step 7A. By area, equalize the unadjusted assessed values by dividing Row 4 above by the appraisal ratio (Row 3),

<u>Row</u>	<u>Item</u>
------------	-------------

13 Equalized unadjusted values

14 Total, Row 13

Step 7B.

15 Overall target rate:

Step 7C.

<u>Row</u>	<u>Item</u>
------------	-------------

Miscellaneous instructions for worksheet

Step 1

Row 1 - List each county in which the city lies, beginning with the county in which most of the city parcels lie. This county portion is Area

Row 2 - Parcel county

Row 3 - List here the current year's appraisal ratio approved by the Stated Board of Equalization for the county.

Row 4 - List by area the total current year's value of all taxable property.

Row 5 - List the total current year's value of all real property improvements added to the assessment roll since the previous year's levy was set.

Row 6 - List the total year's value of all personal property added for the first time in the current year.

Row 7 - List total property taxes billed from the previous year.

ETR Form

ORDINANCE NO. 17-902

AN ORDINANCE TO AMEND THE PREVIOUS DEVELOPMENT MASTER PLAN WITH THE DRY CREEK COTTAGES MASTER PLAN FOR SIXTEEN (16) RESIDENTIAL UNITS ON 2.34 ACRES AT DRY CREEK ROAD.

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of residential buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of residential areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City's Zoning Ordinance Planned Unit Development Section intent and purpose includes but is not limited to promote flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities and to provide a mechanism for the ownership of land, utilities, streets, and facilities in common as well as the maintenance and disposition thereof; and,

WHEREAS, The Goodlettsville Planning Commission reviewed and discussed this proposed amendment on June 5, 2017 and voted to deny the request to the Board of Commissioners based on questions with the proposed final master plan, and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Cedar Glen Development Master Plan approved in 2004 has been renamed to Dry Creek Commons Dry Creek Road and amended to increase the residential unit number from twelve (12) to sixteen (16) and to change the project layout and the architectural design of the residential units for the property attached as "EXHIBIT A" and described as follows:

PROPERTY TAX MAP/PARCEL 03300020800 CONTAINING APPROXIMATELY 2.34 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 17-902
"EXHIBIT A"





CIVIL DESIGN CONSULTANTS, LLC

8170 Coley Davis Rd.
Nashville, TN 37221
Phone: 615-638-8207

June 14, 2017

HAND DELIVERED

Mr. Addam McCormick
City of Goodlettsville Planning Department
Goodlettsville, TN

RE: Dry Creek Cottages Plan

Dear Mr. McCormick

Attached please find digital file copies of the proposed revised plan. This plan has been revised to address the deficiencies noted from city staff and included in the attached response documentation.

We request that this item be heard at the next available city commission meeting.

If you have any questions or need additional information please call.

Sincerely,

Civil Design Consultants LLC

Jared R. Gray, PE
President

Attachments

CIVIL DESIGN CONSULTANTS, LLC

CIVIL ENGINEERS - LAND PLANNERS

ORDINANCE NO. 17-903

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE
A FOUR ACRE PROPERTY ON HWY 41 SPRINGFIELD HWY FROM
AGRICULTURAL TO CPUD, COMMERCIAL PLANNED UNIT
DEVELOPMENT**

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of commercial buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of business and commercial areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, The Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on July 3, 2017 to recommend passage to the Board of Commissioners based on the designation of the City's Comprehensive Land Use Plan; and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the existing Agricultural property zoning classification and replacing the property zoning designation to CPUD, Commercial Planned Unit Development for the property at 931 Hwy 41/Springfield Highway attached as "EXHIBIT A" and described as follows:

PROPERTY TAX MAP 141, PARCEL010.00 CONTAINING APPROXIMATELY 4.0 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF SUMNER COUNTY, TENNESSEE.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR

CITY RECORDER

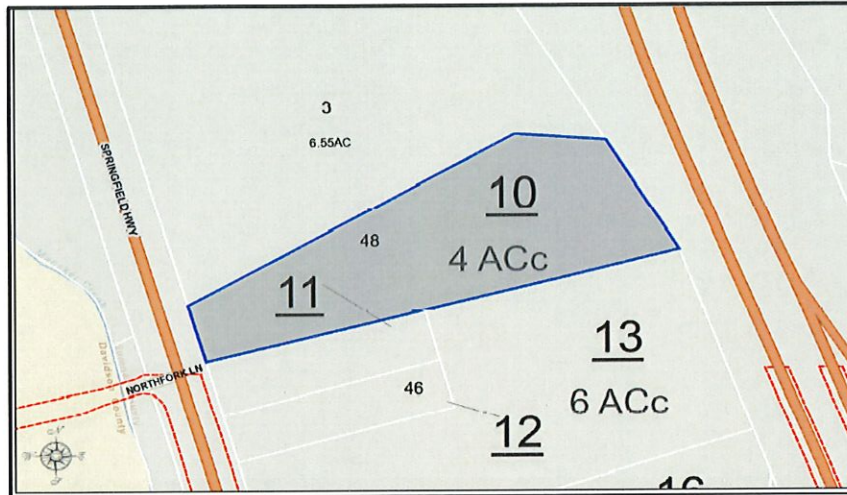
APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 17-903
"EXHIBIT A"



ORDINANCE NO. 17-904

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE
ADOPTED PER ORDINANCE 15-851 BY REMOVING THE INTERCHANGE
OVERLAY DISTRICT FROM A CERTAIN AREA OF LAND ZONED COMMERCIAL
SERVICES ON CARTWRIGHT STREET AND EAST CEDAR STREET**

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of commercial buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of business and commercial areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, The Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on July 3, 2017 to recommend its passage to the Board of Commissioners based on the property location and the need for expanded commercial land developments uses permitted in the CS, Commercial Services Zoning District.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By removing the INT, Interchange Overlay District designation on the hereinafter described area the existing base CS- Commercial Services zoning district will remain in effect. Said area is attached as "EXHIBIT A" and described as follows:

MAP 019 13 PARCEL 0103.00 CONTAINING APPROXIMATELY 2.14 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR

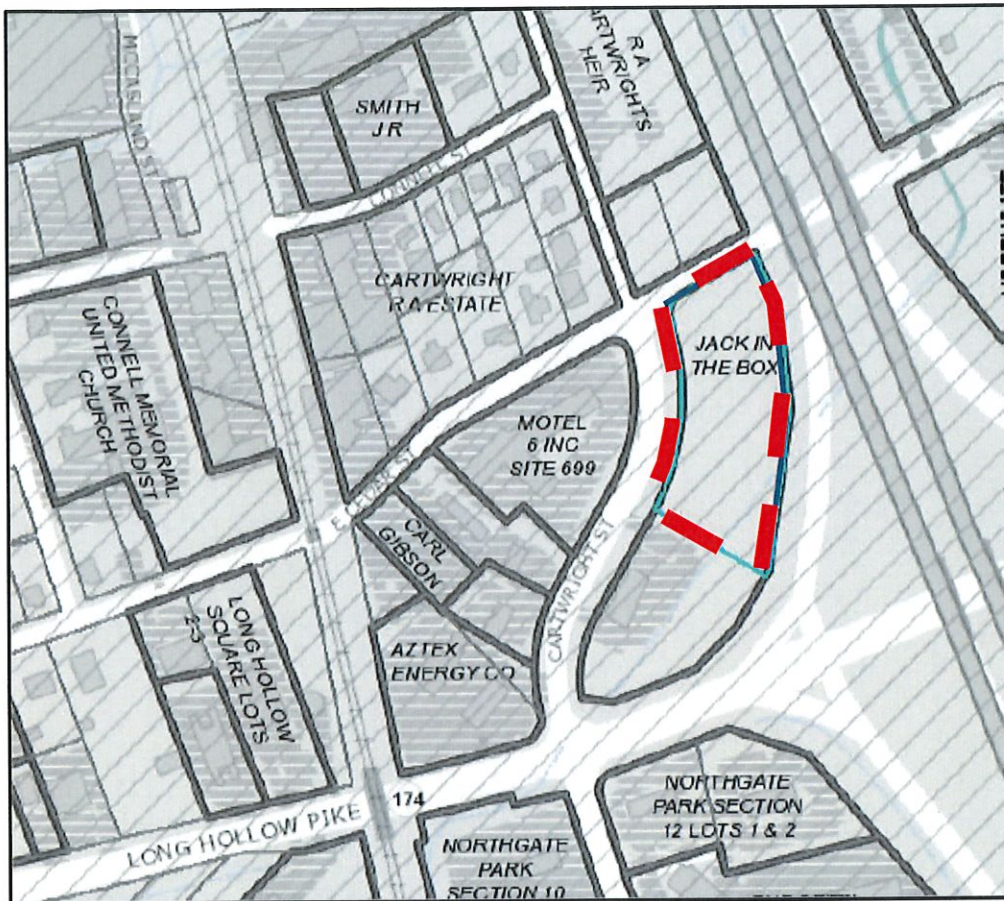
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____
Passed Second Reading: _____

ORDINANCE 17-904
"EXHIBIT A"



ORDINANCE NO. 17-905

AN ORDINANCE TO AMEND TITLE 14 CHAPTER 2 OF THE GOODLETTSVILLE MUNICIPAL CODE TO INCORPORATE LOCATION PROVISIONS FOR MOBILE FOOD VENDORS AUTHORIZED BY ORDINANCE 17-896

WHEREAS, the City' Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of commercial areas within the city; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to prohibiting uses, buildings or structures which are incompatible with the character of development or the permitted uses within specified zoning districts; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to providing protection against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, comfort, and general welfare; and,

WHEREAS, The Goodlettsville Planning Commission at the July 3, 2017 meeting has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; and

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Goodlettsville Zoning Ordinance is hereby amended by adding a definition and specific regulations for Mobile Food Vendors and Food Trucks in Sections 14-201(2) and 14-206 (5)(h) as listed:

14-201. Provisions relating to construction of language and definitions. (2) Rules for construction of language.

Food truck means a vehicle from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public, provided further that food trucks may also sell other edible food products and beverages that have been prepared or assembled elsewhere. (Definition per City of Goodlettsville Municipal Code Title 9, Article VI. Mobile Food Vendors)

Mobile food service vehicle means a food truck, canteen truck or ice cream truck and includes any portable unit that is attached to a motorized vehicle and intended for use in the operation of a food truck, canteen truck or ice cream truck. (Definition per City of Goodlettsville Municipal Code Title 9, Article VI. Mobile Food Vendors)

14-206. Commercial district regulations. (5) Other regulations (h)

(h) Mobile Food Service Vehicles subject to provisions of the City of Goodlettsville Municipal Code Title 9, Article VI. Except for special events, mobile food service vehicles that are located on private properties are permitted in commercial and industrial zoning districts where food and beverage service uses are permitted on properties located west of I-65 and shall not be within

two hundred (200') feet of an existing building with a permanent food and beverage service facility.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE NO. 17-906

**AN ORDINANCE TO AMEND TITLE 14 CHAPTER 2 OF THE GOODLETTSVILLE
MUNICIPAL CODE TO INCORPORATE VEHICULAR, CRAFT & RELATED
EQUIPMENT SALES AS A PERMITTED USE IN THE IR, INDUSTRIAL
RESTRICTIVE ZONING DISTRICT**

WHEREAS, the City' Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of commercial and manufacturing areas within the city; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for business, commercial, manufacturing, and other specified uses; and,

WHEREAS, The Goodlettsville Planning Commission at the July 3, 2017 meeting has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; and

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Ordinance No. 06-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by adding a permitted use notation in Appendix A, Table 1 Land Use Activity Matrix as listed in "EXHIBIT A"

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

Passed First Reading:_____

Passed Second Reading:_____

CITY ATTORNEY

ORDINANCE 17-906 "EXHIBIT A"

P- PERMITTED USE		APPENDIX A																																						
N- NOT A PERMITTED USE		TABLE I																																						
C- PERMITTED ONLY BY CONDITIONAL USE		LAND USE ACTIVITY MATRIX																																						
		ZONING DISTRICTS																																						
ACTIVITY		LDR MDR HDR													INT		CP	CPL	GO	RO																				
		A	R40	R25	R15	R10	R7	PUD	MHP*	OP	CSL	CS	CG	CC	****	PUD			IR	IG																				
PERMANENT RESIDENTIAL		N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N																		
Dwelling, attached		N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N																		
Dwelling, one-family detached		P	P	P	P	P	P	P	P	P	N	C	N	N	N	N	N	N	N	N	N	N																		
Dwelling, two-family detached		N	N	N	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Dwelling, semi-detached		N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N																		
Dwelling, multi-family		N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N																		
Dwelling, mobile home		N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N																		
Bed & Breakfast Homestay		C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Mobile Home Park		N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N																		
SEMI-PERMANENT RESIDENT COMMUNITY FACILITY ACTIVITIES		N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Administrative		C	C	C	C	C	C	N	P	N	N	P	P	P	P	N	P	P	P	P	P	P																		
Community Assembly		N	N	N	N	N	N	P	P	N	C	P	P	P	C	N	P	P	N	N	P	P																		
Community Education		C	C	C	C	C	C	P	C	P	N	C	C	N	C	N	N	N	N	N	N	N																		
Cultural and Recreation Services		C	C	C	C	C	C	C	C	C	N	C	P	P	N	C	N	P	N	P	N	N																		
Essential Services		C	C	C	C	C	C	C	N	C	C	C	P	P	C	N	P	P	P	P	P	P																		
Extensive Impact		N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N	C	C																		
Health Care		N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N	P	N	N	N																		
Institutional Care		N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Intermediate Impact		C	C	C	C	C	C	P	**	P	N	C	C	C	C	N	N	N	N	N	C	C																		
Personal & Group Care		**	**	**	**	**	**	**	N	P	**	C	C	C	C	N	P	N	P	N	C	C																		
Religious Facilities		C	C	C	C	C	C	N	N	N	N	P	P	C	N	N	C	N	N	N	C	N																		
COMMERCIAL ACTIVITIES		N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N	P	P																		
Animal Care & Veterinarian Services		N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N	N	N	P	P																		
Automotive Parking		N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	P	P																		
Automotive Repair and Cleaning		N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	P	P																		
Automotive Servicing		N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N	P	P																		
Building Materials and Farm Equipment		N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P	P																		
Consumer Repair Services		N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	P	P	P	P	P	P																		
Construction Sales & Services		N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	P	P																		
Convenience Commercial		N	N	N	N	N	N	N	P***	N	N	P	P	P	N	P	P	P	P	P	P	P																		
Entertainment & Amusement Services		N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	P	N	N	N	N																		
Financial, Consultive, & Administrative		N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N	N	N																		
Food & Beverage Services		N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P																		
Food Service Drive-in & Drive-thru		N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N	N	P	P																		
General Business & Communication Service		N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N	P	P																		
General Personal Services		N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N	N	N																		
General Retail Trade		N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N	N																		
Group Assembly		N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N	N	N	N																		
Medical Services		N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N	N	N																		
Scrap Operations		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Transient Habitation																																								
Hotel		N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N	N																		
Motel		N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N	N																		
Extended Stay Hotel/Motel		N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N	N	N	N	N																		
SRO		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Transport & Warehousing		N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	P	P																		
Undertaking Services		N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N	N	N																		
Vehicular, Craft & Related Equipment Sales		N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	N	N	P	P																		
Wholesale Sales		N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	C	N	P	N	P	P																		
Tourist Oriented Limited Manufacturing****		N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N	N	C	N																		
MANUFACTURING ACTIVITIES		N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	P	P																		
Limited		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Intermediate		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P																		
Extensive		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE ACTIVITIES																																								
Agricultural Services		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Crop & Animal Raising		P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Mining & Quarrying		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
Plant & Forest Nurseries		P	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N																		
Confined Animal Feeding Operations		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																		
*Mobile Home Park																																								
**All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use																																								
***May be considered only when the PUD contains 200 dwelling units or more.																																								
**** Interchange Overlay District limitation of uses per Ordinance 13-806.																																								
***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.																																								
INFORMATION EFFECTIVE MONTH-DATE-2017 Check for any Zoning Ordinance Amendments or Updates after this date.																																								